

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

SOUTHWEST DISTRICT OFFICE # 0700
1320 IMPERIAL HIGHWAY
LOS ANGELES CA 90044
PHONE: (323) 820-6500 EXT:

BUILDING PERMIT
RESIDENTIAL ADD/ALT/REP
BL 0700 0906290010

LEGAL ID: TR: 3239	LT: 7	UN: .002	NO. OF STORIES 1	CONST TYPE V-B	NEW OCCUP GROUP R3
ASSESSOR INFORMATION NUMBER: 7344-002-014					
TENANT: EXIST BLDG USE: EXIST OCC GRP:					
OWNER: KHANZADA MUHAMED A; MELKA A 800 CARSON ST TORR 905022107 TEL. NO: (310) 530-9469-					
APPLICANT: SAME AS OWNER TEL. NO:					
CONTRACTOR: SAME AS OWNER TEL. NO: LIC. NO:					
ARCHITECT OR ENGINEER: TEL. NO: LIC. NO:					
MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: CMP: 048-197 3 01					
NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: NO 21					
AIR QUALITY: SCHOOL WITHIN HAZARDOUS MATERIALS NO NO					
REQUIRED SET BACK YARD: HWY: TOTAL SETBACK FROM EXIST SET BACK YARD: PROP LINE: WIDTH: FRONT PL- 20 0 20 100 SIDE PL- 5 0 5 0					
* ADDITIONAL DATA ON FILE					
REPORT ID: DPR261 ROUTE TO: BS0700					

BUILDING ADDRESS: 21904 VERMONT AV S TORR CA 905022113 NEAREST CROSS STREET: 219TH THOMAS PAGE: 764 GRID: B6 LOCALITY: TORRANCE	ISSUED ON: 06/29/09	PROCESSED BY: SM	FINAL DATE 10/20/09	FINAL BY: [Signature]	CODE:
DESCRIPTION OF WORK ADD ROOM AND REMOVE PART OF KITCHEN WALL (EXISTING CONSTRUCTION TO BE LEGALIZED), DEMO PORTION OF COMMERCIAL *					
SPECIAL CONDITIONS: PP2009-00350 R2009-00473					
APPROVALS	DATE	INSPECTOR SIGNATURE			
LOCATION AND SETBACKS					
SOILS ENGINEER APPROVAL					
FOUNDATION/TRENCH FORMS					
SLAB/UNDER FLOOR					
RAISED FLOOR FRAMING					
UNDERFLOOR INSULATION					
1ST LEVEL FLOOR SHEATH					
2ND LEVEL FLOOR SHEATH					
ROOF SHEATHING					
FIRE DEPT. FRAME INSPECT					
BLDG DEPT. FRAME INSPECT					
SHEAR PANELS					
INSULATION/WEATHER STRIP					
INTERIOR LATH/DRYWALL					
EXTERIOR LATH					
LOT DRAINAGE					
SMOKE DETECTION DEVICES					
FIRE DEPARTMENT APPROVAL					

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code): Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do (✓) all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code). The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-BUILDER will have the burden of proving that it was not built or improved for the purpose of sale.)

☒ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code). The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☒ I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.loginfo.ca.gov/calaw.html>.

Date: 6.29.09

Signature of Property Owner or Authorized Agent

[Signature]

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

_____ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy No. _____

_____ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone Number _____

_____ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

[Signature] Date 6.29.09
Signature of Applicant

LOBBYIST ORDINANCE CERTIFICATION

Complete this section for permits in

Unincorporated Los Angeles County only

This is to certify that I, as permit applicant, am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and that all persons acting on behalf of myself, myself, and will continue to comply therewith through the application process.

[Signature]
Applicant (Print Name) Applicant Signature

Company Name Date 6.29.09

JOB ADDRESS

21904 VERMONT AV

LOCALITY

TORRANCE CA 90502

HAZARDOUS MATERIAL DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amount specified on the hazardous materials information guide?

Yes ☐ No ☐

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

Yes ☐ No ☐

I have read the hazardous materials information guide and the SCAQMD permitting checklist. I understand my requirements under the Los Angeles County Code Title 2, Chapter 220 Sections 220.100 through 220.140 concerning hazardous material reporting and for obtaining a permit from the SCAQMD.

ASBESTOS NOTIFICATION

☐ Notification letter sent to AQMD and/or EPA

☐ I declare that notification of asbestos removal is not applicable to addressed project.

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a Construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name

Lender's Address

By my signature below, I certify to each of the following:
I am the property owner or authorized to act on the property owner's behalf.

I have read this application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

I authorize representatives of this county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent

[Signature]

Date 6.29.09



ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name

MUHAMMED KHAN ZAO
(Owner or authorized agent of the owner)

Signature

[Signature]
(Owner or authorized agent of the owner)

Date

6-29-09

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003.
www.cabmphandbooks.com



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

Page 1 of 2

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 21904 VERMONT TORRANCE CA 905
(Property Address or Assessor Parcel)

We are providing you with an Owner-Builder Acknowledgement and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- ☒ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- ☒ 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a California licensed Contractor to assume this responsibility.
- ☒ 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- ☒ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- ☒ 5. I understand if I employ or otherwise engage any person(s), other than California licensed Contractor(s), and the total value of my construction is more than five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under State and Federal law.
- ☒ 6. I understand if I am considered an "employer" under State and Federal law, I must register with the State and Federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

- ☒ 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- ☒ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- ☒ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
- ☒ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:
- 21904 VERMONT AV TORRANCE CA 90502
- ☒ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
- ☒ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

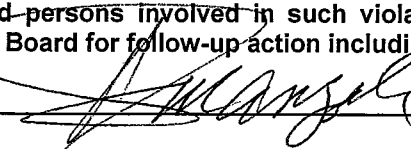
Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

YES ☒ NO ☐ I am the bona fide owner of the single-family dwelling identified above, and it is my principal place of residence.

Please be advised, should we become aware that there is a violation of any section of the Contractor's License Law at a construction project within our jurisdiction, the names of those individuals, including the owner and any unlicensed persons involved in such violations, will be reported immediately to the Contractor's State License Board for follow-up action including possible legal actions as allowed by law.

Signature of property owner



Date: 6.29.09

Plot Plan 200900350
(Project R2009-00473)

- Plot plan 200900350 is approved for an addition to an existing single-family residence with setbacks as shown. The existing commercial structure in the rear has also been approved for auto repair.
- This approval also includes some interior changes, including a new bedroom and the removal of some interior walls. Remove the interior walls near the rear of the garage to provide the required parking area of 8 ½' x 18'.
- This approval is only for 21904 S. Vermont Ave. The 21908 S. Vermont Ave. property has been approved separately under RPP 200900349.
- The residence is a legally established nonconforming use in the C-M zone. The front porch area has been converted to part of the residence since the last record of the structure in the assessor's records dating from 1954. This approval is to legalize this addition.
- The commercial structure was originally permitted as a bicycle shop but is now used for auto repair. All repairs must be conducted inside the structure.
- The commercial structure shall not contain any habitable area or plumbing and may not be converted to a dwelling unit.
- Demolish the structure straddling the lot lines as shown on the site plan.
- The Green Building, Drought Tolerant Landscaping and LID requirements are not applicable since no new structures are proposed and the amount of impervious area is remaining the same.
- Obtain permit from Building and Safety for the proposed work and comply with all applicable requirements.
- This approval expires on May 28, 2011.

DO NOT REMOVE!



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
PROPERTY REHABILITATION SECTION
SOUTHWEST OFFICE
1320 W. IMPERIAL HIGHWAY
LOS ANGELES, CALIFORNIA 90044
Telephone: 323-820-6500
Fax: 323-756-0780
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:
1320 W. IMPERIAL HIGHWAY
LOS ANGELES, CALIFORNIA 90044

IN REPLY PLEASE
REFER TO FILE:

FILE CLOSED

April 3, 2009

Muhammed A And Melka A Khanzada
25828 Western Ave
Harbor City, CA 90710-0000

Property Address: **21904 S Vermont Av, Torrance**
AIN: **7344-002-014**

Dear Property Owner:

Your cooperation in making improvements to your property is the most effective way to achieve and maintain neighborhood cleanliness and beautification and is greatly appreciated. This type of response saves the Department valuable time, which can be used generally pursuing those who do not voluntarily comply with enforcement notices.

Thank you,

Yolanda V. Becerra
County of Los Angeles
Department of Public Works
Property Rehabilitation Section





DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
LOMITA/LENNOX OFFICE
24320 S. NARBONNE AVE.
LOMITA, CALIFORNIA 90717
Telephone: 310-534-3760
Fax: 310-530-5482
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:
24320 S. NARBONNE AVE.
LOMITA, CALIFORNIA 90717

IN REPLY PLEASE
REFER TO FILE:

July 29, 2008

Muhamed A And Melka A Khanzada
25828 Western Ave
Harbor City, CA 90710-0000

Dear Muhamed A And Melka A Khanzada,

21904 S VERMONT AV, TORRANCE
Assessor's ID#: 7344-002-014

An inspection of the above-referenced subject property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached Notice of Violation card.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the subject property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violate any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation) the following:

- | | | |
|----|---------------------------------------------------------------------------------------------|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4: | \$416.00 |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4: | \$330.60 |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | \$284.30 |

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have not complied with all orders by **August 12, 2008**, to commence and bring the subject property into code compliance, the Building Official will initiate proceedings to record a notice of violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at 310-534-3760.

Very truly yours,

IAN C. PHILIPS
Supervising Engineering Specialist

SCOTT LAU
Contract Building Inspector

Date Posted 0-5-08 By G. Lau. or Yolanda Becerra





DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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LOMITA/LENNOX OFFICE
24320 S. NARBONNE AVE.
LOMITA, CALIFORNIA 90717
Telephone: 310-534-3760
Fax: 310-530-5482
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:
24320 S. NARBONNE AVE.
LOMITA, CALIFORNIA 90717

IN REPLY PLEASE
REFER TO FILE:

NOTICE OF VIOLATION

July 29, 2008

SUBJECT: **21904 S VERMONT AV, TORRANCE**

OWNER: **Muhamed A And Melka A Khanzada**
PROPERTY: **25828 Western Ave, Harbor City, CA 90710-0000**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

- | | |
|---------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Building Code | <input type="checkbox"/> Plumbing Code |
| <input type="checkbox"/> Mechanical Code | <input checked="" type="checkbox"/> Electrical Code |
| <input type="checkbox"/> Grading Code | <input type="checkbox"/> Zoning Code |

DESCRIPTIONS

1. Section 106.1 Additions and alterations to the dwelling without the benefit of permit or inspection.
2. Section 106.1 Additions and alterations to the structure without the benefit of permit or inspection.
3. Section 109.1 Occupancy and use of the structure without Building Official approval.
4. Section 2701 Electrical wiring installed without the benefit of permit or inspection.
5. Section 106.1 Addition(s) to the dwelling without the benefit of permit or inspection.
6. Section 106.1 Additions and alterations to the structure without the benefit of permit or inspection.
7. Section 2701 Electrical wiring installed without the benefit of permit or inspection.

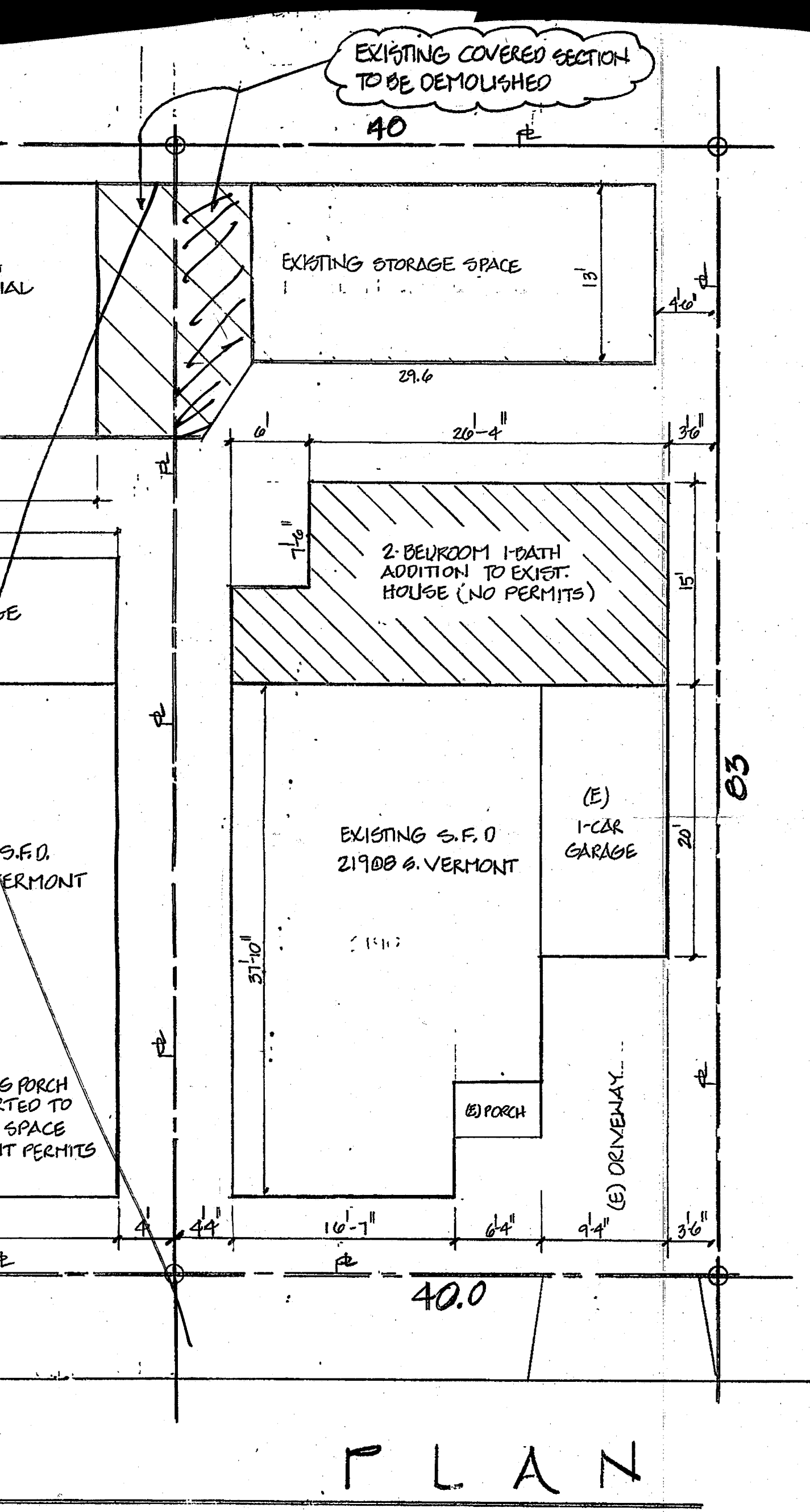
STOP ALL WORK

- ☐ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).
- ☒ Obtain permit(s) within 10 days office listed above for the cited work.
- ☐ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☐ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Scott Lau

Phone: 310-534-3760





MUHAMMAD E. MELKA KHA

NEW ADDITION TO:
21904 / 20908 S. VERMONT AVE.
TORRANCE CA. 90502

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A1
OF SHEETS

SITE PLAN APPROVED
 BASED ON REVIEW OF INFORMATION
 SUBMITTED AND IS CONDITIONAL UNTIL
 VERIFIED BY THE FIELD INSPECTOR

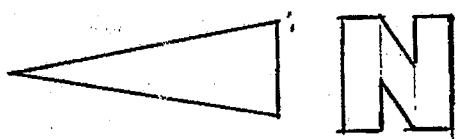
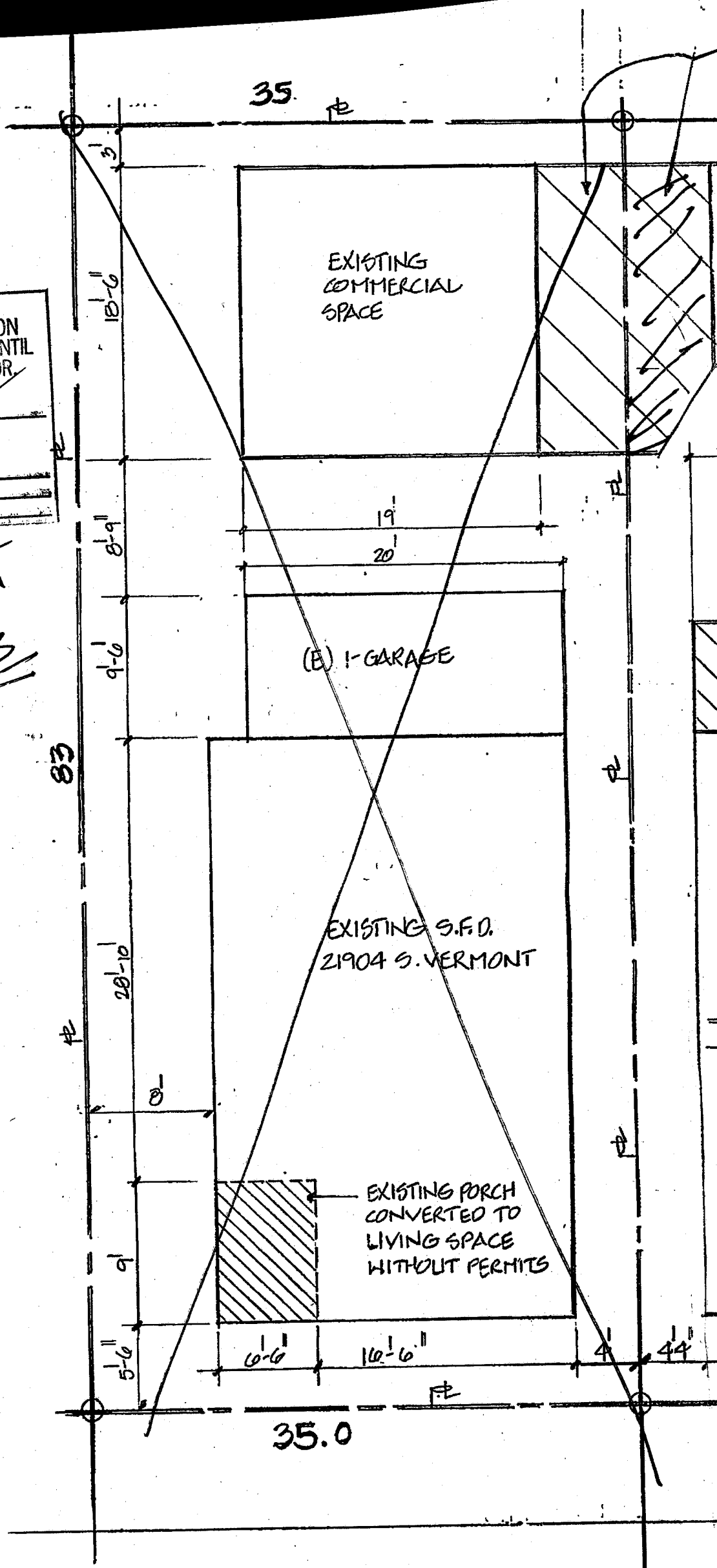
DATE 6/3/09 BY 18

REQUIRED INSULATION	
CEILINGS	R _____
WALLS	R _____
RAISED FLOORS	R _____

*Demo & legalize
 storage room
 See sheet 3*

COUNTY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 BUILDING AND SAFETY DIVISION
DISTRICT OFFICE SET

219TH ST.



PLOT

SCALE: 1/8" = 1'-0"